

RE: 48 Via Divertirse, San Clemente, CA 92673 (43787)

Dear REALTOR®:

The seller of this property has placed a Radon Assurance Program[™] on this home for the benefit of the ultimate Buyer. This program will supplement¹, and in most cases entirely cover, any possible remediation costs incurred in the event the property is tested and found to have an unacceptable radon level during the program's coverage period. An unacceptable level of radon is considered by the U.S. Environment Protection Agency ("EPA") to be **4.0 pCi/L or above**. The program coverage will take effect the day of closing and the protection will remain in effect for twelve (12) months from the closing date.

It is the Buyer's prerogative to have the property tested for the presence of radon prior to the purchase of the property, but it is not necessary for them to do so. If they choose not to test prior to the time of purchase, they will have the ability for testing after closing and during the program coverage period. They may test the level of radon by purchasing an approved Alpha-Track detector, or they may hire a state-certified or a NRSB² or NEHA³ listed inspector to accomplish the testing. In the event the test results from either method reveals the radon level in the property is equal to or greater than the established EPA 4.0 pCi/L action level, ReloOlogy Inspection Management Services, as the seller's inspection management firm, will determine:

1. The extent of the mitigation required;
2. The most appropriate methodology to be utilized to mitigate the radon to an acceptable level; and
3. Will select an independent radon mitigation company to perform the work to resolve the problem.

Attached to this letter is a flyer providing an overview of our program to prospective Buyers of this property. Please print at least one copy of this flyer and place in a prominent location in the property. In addition to using the flyer, please include the following (or a substantially similar) statement in the MLS listing:

"This property is included in a "Radon Assurance Program" providing radon mitigation assistance for one-year from the date of closing. A radon test prior to closing is not necessary."

Naturally, additional program information will be provided in the Buyer's closing documents. Should you have any questions or need additional information, please call us at 215/604-1580 or visit our web site www.ReloOlogy.com.

Your assistance is greatly appreciated and we wish you well in selling this property quickly and efficiently!

~ Thank You! ~

¹ Up to \$5,000 – Allocation of funds is at the discretion of ReloOlogy only. Personal preference of mitigation system location is not a negotiable factor. System to be installed in accordance with local/national standards.

² National Radon Safety Board.

³ National Environmental Health Association.



IMPORTANT INFORMATION REGARDING THIS PROPERTY!!!

The seller of this property has purchased a Radon Assurance ProgramTM from ReloOlogy Inspection Management Services (RIM) for the benefit of the ultimate purchaser of this property. **A radon test is NOT NECESSARY when this home is purchased.** The warranty will provide a 12-month coverage period, with an effective date beginning the day of closing. During the coverage period, if this property is tested¹ and found to have an unacceptable level of radon, RIM will complete the necessary remediation² to bring the level of radon down to the range acceptable by the U.S. Environmental Protection Agency³.

Please ask your Realtor[®] or contact RIM at 215/604-1580 or by visiting their web site at www.reloology.com for additional information regarding their beneficial Radon Assurance Program.

¹ During the coverage period, at your expense, you may test the level of radon by purchasing an approved Alpha-Track detector, or by hiring a state-certified or a NRSB or NEHA listed inspector to accomplish the testing. The inspector must adhere to U.S. Environmental Protection Agency (EPA) established guidelines for testing radon in residential real estate. Contact RIMS for additional information.

² To a maximum amount of \$5,000. – Allocation of funds is at the discretion of ReloOlogy only. Personal preference of mitigation system location is not a negotiable factor. System to be installed in accordance with local/national standards.

³ The EPA has set an action level of 4 pCi/L. At or above this level of radon, the EPA recommends corrective measures be taken to reduce radon gas exposure.